

00560005/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

vs.

UNKNOWN HEIRS, SPOUSE, LEGATEES, AND
DEVISEES OF JOHN J. COLLINS AKA JOHN
JOSEPH PATRICK COLLINS, DECEASED;
MARGOT V. COLLINS; KATHY COLLINS;
SHANNON COLLINS; FALLS AT SNOQUALMIE
CONDOMINIUM ASSOCIATION; CITIBANK,
N.A.; SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; OCCUPANTS OF THE
SUBJECT REAL PROPERTY; ALL OTHER
UNKNOWN PERSONS OR PARTIES CLAIMING
ANY RIGHT, TITLE, ESTATE, LIEN, OR
INTEREST IN THE REAL ESTATE DESCRIBED
IN THE COMPLAINT HEREIN

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 15-2-28980-2 SEA

JUDGMENT RENDERED ON	11/4/2016
AMENDED ORDER OF SALE ISSUED:	8/2/2017
DATE OF LEVY:	8/28/2017

TO: UNKNOWN HEIRS, SPOUSE, LEGATEES, AND DEVISEES OF JOHN J. COLLINS AKA JOHN
JOSEPH PATRICK COLLINS, DECEASED; MARGOT V. COLLINS (IN REM), JUDGMENT
DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

7715 FAIRWAY AVE. SE #101, SNOQUALMIE, WA 98065

UNIT 7A, FALLS AT SNOQUALMIE, A CONDOMINIUM, ACCORDING TO DECLARATION
THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20030213002803 AND ANY
AMENDMENTS THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS FILED
UNDER RECORDING NO. 20030213002802, IN KING COUNTY, WASHINGTON. APN/PARCEL #
2481400340

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: OCTOBER 13, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$278,475.39** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE S
STE 300
SEATTLE, WA 98104
206-596-4856